

Income Statement - 12 Month

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UrbanOne Properties

Properties: 1423 Kipling | Kipling Partners - 1423 Kipling Houston, TX 77006

Fund Type: All

Period Range: Jul 2021 to Jun 2022

Accounting Basis: Modified Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

| Account Name | Jul 2021 | Aug 2021 | Sep 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Jan 2022 | Feb 2022 | Mar 2022 | Apr 2022 | May 2022 | Jun 2022 | Total |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Operating Income & Expense | | | | | | | | | | | | | |
| Income | | | | | | | | | | | | | |
| RENTAL INCOME | | | | | | | | | | | | | |
| Rental Income | 10,150.00 | 11,112.58 | 10,470.00 | 10,470.00 | 10,422.00 | 12,476.50 | 10,113.67 | 11,423.30 | 10,937.42 | 9,495.00 | 11,745.00 | 10,472.67 | 129,288.14 |
| Rental Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Parking | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 100.00 | 150.00 | 200.00 | 200.00 | 100.00 | 250.00 | 150.00 | 1,650.00 |
| Rent Concession | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Management Concession | 0.00 | 0.00 | 0.00 | -101.00 | 0.00 | -49.00 | 0.00 | -100.00 | 0.00 | 0.00 | 0.00 | 0.00 | -250.00 |
| Renewal Concession | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -755.00 | 0.00 | 0.00 | 0.00 | -755.00 |
| Total RENTAL INCOME | 10,250.00 | 11,212.58 | 10,570.00 | 10,469.00 | 10,522.00 | 12,527.50 | 10,263.67 | 11,523.30 | 10,382.42 | 9,595.00 | 11,995.00 | 10,622.67 | 129,933.14 |
| EXPENSE REIMBURSEMENT | | | | | | | | | | | | | |
| Passtru Insurance | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 9.50 | 38.00 | 19.00 | 19.00 | 9.50 | 28.50 | 19.00 | 142.50 |
| Passtru Water and Sewer | 264.34 | 280.00 | 245.00 | 245.00 | 210.00 | 210.00 | 245.00 | 168.23 | 210.00 | 285.00 | 245.67 | 210.00 | 2,818.24 |
| Passtru Water | 0.00 | 29.35 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 35.00 | 449.35 |
| Passtru Trash | 105.00 | 132.58 | 120.00 | 120.00 | 105.00 | 105.00 | 120.00 | 102.10 | 105.00 | 140.00 | 125.33 | 105.00 | 1,385.01 |
| Total EXPENSE REIMBURSEMENT | 369.34 | 441.93 | 400.00 | 400.00 | 350.00 | 359.50 | 388.00 | 419.00 | 394.33 | 359.50 | 488.50 | 425.00 | 4,795.10 |
| OTHER INCOME | | | | | | | | | | | | | |
| Miscellaneous Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,200.00 | 0.00 | 0.00 | 2,200.00 | 0.00 | 4,400.00 |
| Late Fee | 250.00 | 330.00 | 150.00 | 0.00 | 240.00 | -43.00 | 128.00 | 405.00 | 0.00 | 0.00 | 460.00 | 0.00 | 1,920.00 |
| Admin Fees | 8.00 | 7.84 | 9.00 | 8.00 | 7.00 | 7.00 | 8.00 | 5.81 | 5.00 | 8.00 | 6.77 | 87.42 | |
| Total OTHER INCOME | 258.00 | 337.84 | 159.00 | 8.00 | 247.00 | -36.00 | 135.00 | 413.00 | 5.00 | 468.00 | 2,206.77 | 6,407.42 | |
| Total INCOME | 10,877.34 | 11,992.35 | 11,129.00 | 10,877.00 | 11,119.00 | 12,851.00 | 10,786.67 | 12,355.30 | 12,982.56 | 9,959.50 | 12,951.50 | 13,254.44 | 141,135.66 |
| Pet Fee | 500.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | 1,000.00 |
| Application Fee Income | 180.00 | 0.00 | 0.00 | 45.00 | -45.00 | 180.00 | 180.00 | 45.00 | 135.00 | 90.00 | 110.00 | 0.00 | 920.00 |
| Total Operating Income | 11,557.34 | 11,992.35 | 11,129.00 | 10,922.00 | 11,074.00 | 13,031.00 | 10,966.67 | 12,400.30 | 13,117.56 | 10,043.50 | 13,561.50 | 13,254.44 | 143,055.66 |
| Expense | | | | | | | | | | | | | |
| EXPENSES | | | | | | | | | | | | | |
| Repairs & Maintenance | | | | | | | | | | | | | |
| Pest Control | 0.00 | 0.00 | 264.95 | 0.00 | 111.52 | 0.00 | 64.95 | 0.00 | 64.95 | 111.52 | 0.00 | 64.95 | 682.84 |
| Appliance Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 37.89 | 37.89 | 37.89 | 0.00 | 0.00 | 113.67 |
| Roof Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Landscaping | 45.00 | 160.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 90.00 | 73.50 | 1,088.50 |
| Plumbing | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Building Repair | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Make Ready | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 263.93 | 500.00 | 0.00 | 0.00 | 0.00 | 763.93 |
| Total Repairs & Maintenance | 45.00 | 160.00 | 354.95 | 90.00 | 201.52 | 90.00 | 154.95 | 90.00 | 192.84 | 503.34 | 627.89 | 138.45 | 2,648.94 |
| Operating Expenses | | | | | | | | | | | | | |
| Electricity | -4.36 | 24.66 | 45.43 | 29.92 | 35.56 | -402.90 | 0.00 | 34.28 | 63.18 | 116.31 | 124.45 | 0.00 | 66.53 |
| Gas | 51.73 | 50.48 | 100.96 | 173.80 | 54.38 | 54.38 | 0.00 | 0.00 | 68.78 | 65.85 | 63.05 | 0.00 | 683.41 |
| Water | 0.00 | 455.68 | 0.00 | 191.00 | 185.00 | 190.00 | 190.43 | 191.72 | 177.58 | 169.55 | 184.51 | 0.00 | 1,935.47 |
| W/D Rental | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Trash | 115.00 | 247.86 | 172.83 | 114.41 | 105.12 | -130.14 | 183.54 | 115.00 | 80.16 | 78.42 | 78.42 | 0.00 | 1,160.62 |
| Professional Fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 64.00 | 450.00 | 450.00 | 97.50 | 0.00 | 0.00 | 0.00 | 161.50 |
| Total Operating Expenses | 162.37 | 778.68 | 319.22 | 509.13 | 380.06 | -224.66 | 373.97 | 341.00 | 320.92 | 530.56 | 453.23 | 63.05 | 4,007.53 |
| General and Administrative Expenses | | | | | | | | | | | | | |
| Maintenance Fees | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 176.00 | 2,112.00 |
| Management Fees | 430.00 | 430.00 | 430.00 | 430.00 | 430.00 | 419.43 | 430.00 | 477.98 | 524.70 | 516.87 | 825.00 | 360.00 | 5,703.98 |
| Payroll | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 184.00 | 2,208.00 |
| Referral Fees | 0.00 | 0.00 | 721.22 | 0.00 | 0.00 | -495.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 578.22 |
| Legal and Accounting | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Insurance | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 450.00 | 573.56 | 573.56 | 0.00 | 5,197.12 |
| Property Taxes | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,665.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 19,665.12 |
| Total General and Administrative Expenses | 1,240.00 | 1,240.00 | 1,961.22 | 1,240.00 | 1,240.00 | 20,399.55 | 1,240.00 | 1,287.98 | 1,334.70 | 1,450.43 | 1,758.56 | 1,072.00 | 35,464.44 |
| Total Operating Expense | 1,447.37 | 2,178.68 | 2,635.39 | 1,839.13 | 1,821.58 | 20,264.89 | 1,768.92 | 1,718.98 | 1,848.46 | 2,484.33 | 2,839.68 | 1,273.50 | 42,120.91 |
| NOI - Net Operating Income | 10,109.97 | 9,813.67 | 8,493.61 | 9,082.87 | 9,252.42 | -7,233.89 | 9,197.75 | 10,681.32 | 11,269.10 | 7,565.17 | 10,721.82 | 11,980.94 | 100,934.75 |

Exhibit 5